

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Beth Anthony Bonilla
1070 Freedom Parkway
Montevallo, AL 35115

20150727000253690
07/27/2015 08:12:57 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Three Thousand Nine Hundred And No/100 Dollars (\$143,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Steven Chad Beaty and Cynthia Beaty, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Beth Anthony Bonilla (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

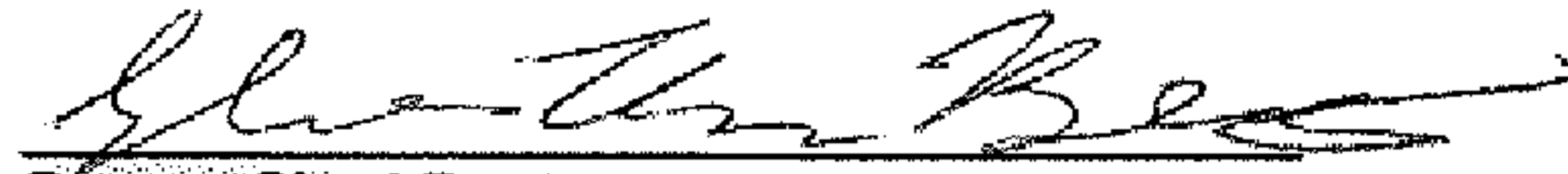
Lot 160, according to the map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

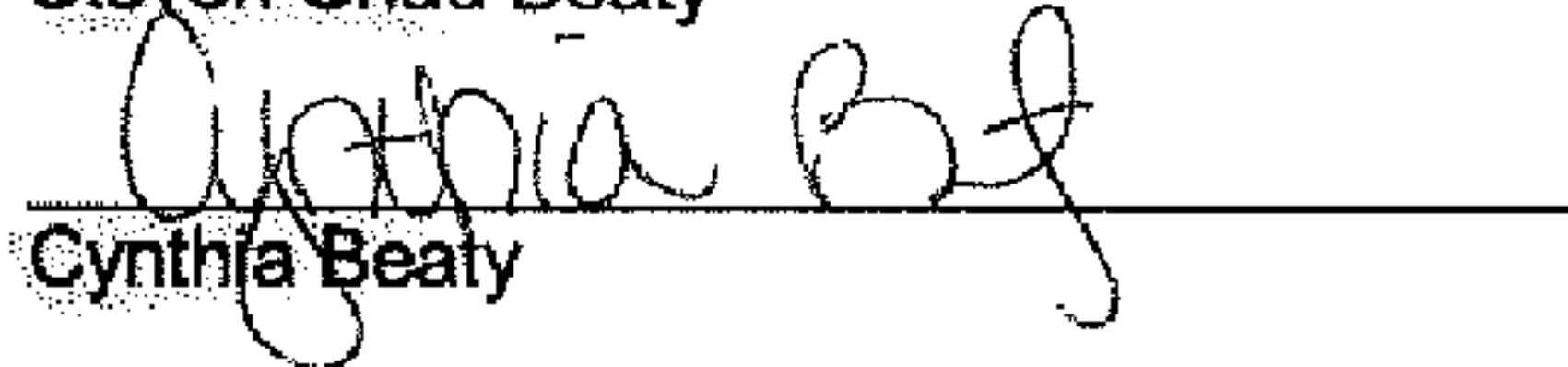
Forty-Three Thousand Four Hundred Seventy And No/100 Dollars (\$43,470.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 20, 2015.



Steven Chad Beaty



Cynthia Beaty

STATE OF ALABAMA
COUNTY OF SHELBY

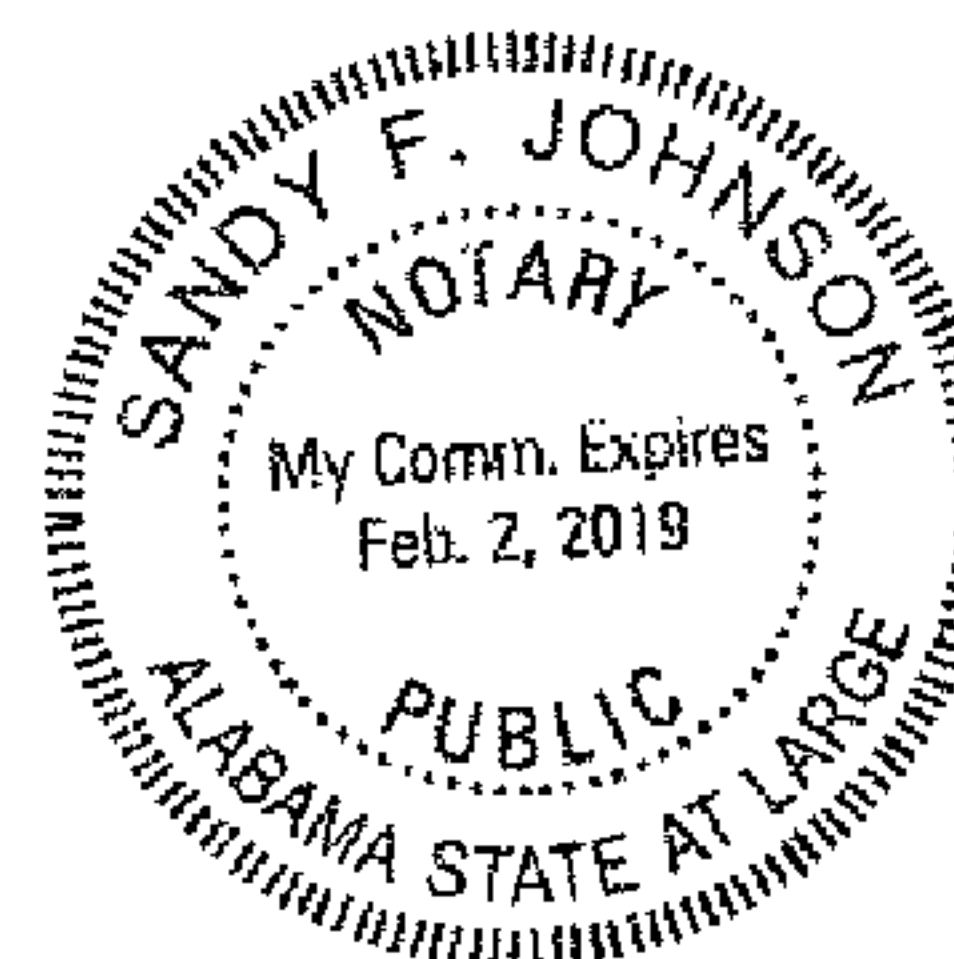
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Chad Beaty and Cynthia Beaty, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 20th day of July, 2015.



Notary Public

My commission expires:



20150727000253690 07/27/2015 08:12:57 AM DEEDS 2/2

Grantor's Name Steven Chad Beaty

Grantee's Name Beth Anthony Bonilla

Mailing Address 1070 Freedom Parkway
Montevallo, AL 35115

Mailing Address 255 Crestview Drive
Montevallo, AL 35115

Property Address 1070 Freedom Parkway
Montevallo, AL 35115

Date of Sale July 20, 2015

Total Purchase Price \$144,900.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Steven Chad Beaty, 1070 Freedom Parkway, Montevallo, AL 35115.

Grantee's name and mailing address - Beth Anthony Bonilla, 255 Crestview Drive, Montevallo, AL 35115.

Property address - 1070 Freedom Parkway, Montevallo, AL 35115

Date of Sale - July 20, 2015.

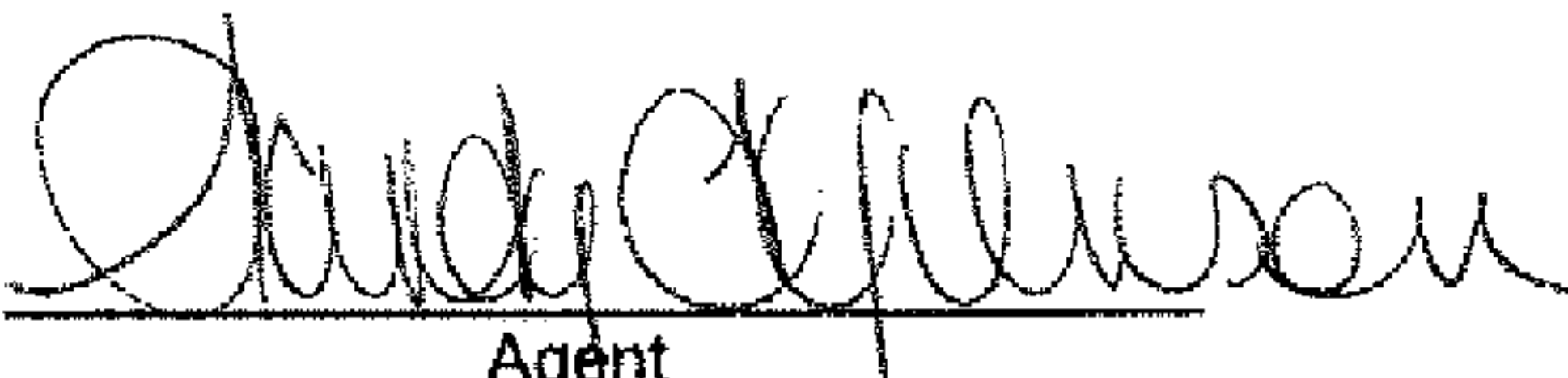
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

Actual Value - If the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 20, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/27/2015 08:12:57 AM
\$117.50 CHERRY
20150727000253690

